

Town of Carlisle Affordable Housing Trust Minutes

February 27, 2014

Present: Greg D. Peterson, Chair; John Gorecki; Carolyn Ing; Peter Scavongelli; Douglas Stevenson; John D. Williams and Elizabeth DeMille Barnett, Housing Coordinator. **Absent:** Timothy Hult.

Guests: Alan Lehotsky, Chair, Carlisle Housing Authority; Mary Storrs, Chair, Carlisle School Committee, Karina Coombs, Reporter, *Carlisle Mosquito*.

1. Meeting called to Order at 7:00 p.m.

2. Approval of Minutes. John Gorecki made a motion to approve the January 30, 2014 Minutes and Carolyn Ing seconded the motion. Five aye, one absention and one absent, the minutes were approved.

3. Old Business

Mixed-income Rental Housing Market and Financial Feasibility Studies Update. Greg Peterson reported that RKG, Inc.'s conclusion in the Financial Feasibility Study based upon an assumption that mixed-income rental development would be 50 units or less, for both locations, was that non-profit rental housing, partially subsidized by programs such as the Low Income Housing Tax Credit program was the most financially feasible option. In a discussion on the draft reports, Elizabeth D. Barnett suggested that it would be important to look at the basis factors used in the Financial Feasibility Study, e.g., construction grade levels, public safety cisterns required, etc. Alan Lehotsky, Chair, Carlisle Housing Authority recommended that calculations also needed to incorporate potential rental housing real estate tax revenue such as Benfield Farms development generates.

Douglas Stevenson recommended that in presenting any financial cost comparisons for mixed-income rental housing that the Town needed an overall cost to carry out the strategic plan which incorporated total costs to reach 10% and that based on RKG's numbers the total public subsidy needed could be approximately \$7.8 million (\$1.4 million at Banta Davis, plus \$3.2 million at each of two other locations yet to be acquired). Mr. Peterson noted that public subsidy amounts also included State subsidies, such as no-interest loans, and Federal subsidies, such as tax credits, such that Town taxpayers would only bear a portion of the total public subsidies needed. Mr. Gorecki proposed that rather than develop a series of three smaller developments, it might make sense to partner with a developer, to build a single large development to reach 10% in one step, as several of our neighbor towns have done. Mr. Peterson noted that there was a cost to the alternative of not pursuing rental housing, which would be to rely on Chapter 40B homeownership units to reach the 10% hurdle, thus paving the way for over 850 new homes requiring a new school and likely ending the on-call Fire Department. Mr. Peterson asked that Ms. Barnett send any typos/errors to RKG.

A. Banta Davis

1. Banta Davis Traffic Study. Mr. Peterson reported on study progress and the recent CAHT Carlisle Public Schools Committee (CSC) presentation. Mary Storrs, Chair, CSC reported that the CSC still had a number of unanswered questions, particularly concerning a traffic generation scenario with a new 400-pupil school, the current playing fields and up to 50 units of rental housing. Ms. Storrs stated the School Committee would not be taking up Banta Davis again until a special School Committee meeting devoted to the topic on the evening of March 27. Mr. Peterson proposed a joint meeting with the School Committee for March 27th. Ms. Storrs replied that the CSC needed to discuss this matter amongst itself. Trust members were welcome to attend

to listen. Mr. Peterson pointed out that the next Trust meeting was also scheduled for March 27. Mr. Peterson entertained a motion to amend the VHB contract to allow VHB to use funds not needed for other work in order to prepare a supplemental analysis and memo to answer CSC questions that had been asked by CSC member Melissa McMorrow at the joint CSC-BOS meeting in February, and to authorize an additional \$1,000 if needed for such work and to attend any further meetings or answer additional questions that might be put to VHB. Discussion followed, Mr. Gorecki expressed concerns about spending more money if the outlook for the project was doubtful. Other Trustees thought that was important to get answers to questions. Mr. Stevenson made the suggested motion and Mr. Scavongelli seconded it. Voted 5 aye, 1 nay, 1 absent, the motion passed.

2. Wastewater Facility (WWTF) Tie-in/water balance update. In order to synchronize water study invoices with 2013 Town Meeting Community Preservation Act funding appropriations for Town Accounting purposes, as requested by the Town Administration, Mr. Peterson entertained a motion to reduce the earlier 2013 Town Meeting (TM) Article 22 Motion 8 water study authorization by 25% or \$2,375.00 and to use 2013 Town Meeting Article 22 Motion 7 funds to pay for this work. Mr. Stevenson made the suggested motion and Mr. Gorecki seconded. Voted 6 aye, 1 absent, motion passed.

D. 338 Bedford Road Master Planning (MP) Update. As planned at the February 27, 2014 meeting, Mr. Peterson asked for a motion to adopt one of the Master Planning conceptual plans. Discussion followed on whether or not to include an auxiliary leachfield for the CPS WWTF. Mr. Gorecki made the motion that the Trust adopt Scheme A1 as submitted to the CAHT by Abacus, Ryan and Samiotes dated January 30, 2014 showing Department of Disability Services (DDS) group homes to be located in the front, subject to the following clarifications: 1) Reservation of a 20-foot wide utility and access easement from Bedford Road to the back of the property as shown on plans produced by Samiotes dated 2/24/2014; No area to be reserved for additional sewage treatment leachfield for the Carlisle School; and 3) All areas of the property south of the Scheme A1 area for Group Home, to be used for any of the purposes allowed under the Mosely-Goff Deed of Acquisition. Mr. Williams seconded the motion. Voted 5 aye, 1 absent the motion passed.

Following the adoption of Scheme A1 as modified, Mr. Stevenson made a motion that up to \$5,000 be allocated from 2013 TM Article 22 Motion 7 to prepare a leased premises survey for the RFP for the Group Homes and future Group Homes ground lease and notice of ground lease, with formal metes and bounds legal description, based upon the approximate area shown on the Samiotes Consultants Plan dated 2/24/2014, and to confirm the adequacy of septic and well setbacks in connection with preparing such plan and defining such area for the future Group Homes. Mr. Williams seconded the motion. Voted 6 aye, 1 absent, the motion passed. Ms. Barnett was asked to contact Stamski and McNary, who had done earlier survey work and wetlands work for the property, in order to see if they were interested in doing the work.

Mr. Peterson reported that pursuant to discussions with Town Counsel and John Luther, Building Commissioner, the group homes development would be by right, according to state statute, chapter 40A, Section 3, at most involving a Board of Selectmen Site Plan Review if desired to work out the details of site residential setbacks, parking and height, public safety, etc. Mr. Lehotsky reported that Ms. Ing and Ms. Barnett are continuing to make progress on the draft Request for Proposals for group homes and have plans to meet with DDS in early March.

E. Community Preservation Committee (CPC) Funding Application. Mr. Peterson reported that the CPC had requested that the Trust's \$100,000 non-restricted funding request be reduced by

\$50,000 to \$50,000, not to be used at Banta Davis or at 338 Bedford Road, that the remaining \$25,000 from the 2013 TM Motion 7 monies which had been held back by the Trust to be used only for due diligence and options or deposits on new sites to be acquired would be rescinded, conditioned on the 2014 Town Meeting authorizing the \$50,000 in relatively unrestricted funding for the Trust, and that the 338 Bedford Road Group Homes Trust request would be increased by CPC by \$25,000 to \$125,000, of which up to \$70,000 could be used for predevelopment expenses to advance group homes and to address site stabilization and security. He also reported that the CPC-desired “clawback” for the 338 Bedford Road funding was to be only one year, which he felt would present challenges in the event there were delays in the RFP process, developer selection, developer permitting or construction. The consensus of the Trust was to inform the CPC that 338 Bedford Road CPA funding should have a 3-year clawback. Finally, Mr. Peterson reported that the CPC was introducing a grant contract and reporting procedure, in order to monitor Town Community Preservation Act funding appropriations.

F. Long Ridge Road. It was reported that Jeffrey Brem sent a response to the Town’s MassHousing Site Eligibility letter to MassHousing and copied the Board of Selectmen.

5. Next Meeting Scheduled for March 27, 2014, at 7:00 p.m.

6. Meeting Adjourned. Mr. Gorecki made a motion to adjourn and Mr. Scavongelli seconded it. The meeting adjourned at 9:55 p.m.

Respectfully submitted,
Elizabeth DeMille Barnett, Housing Coordinator